

HAMPTON PLANNING BOARD

Minutes

January 16, 2008 – 7:00 p.m.

PRESENT: Tracy Emerick, Chair
Robert Viviano, Vice-Chair
Fran McMahon, Clerk
Keith Lessard
Tom Higgins
Jim Workman, Selectman Member
James Steffen, Town Planner
Kristina Ostman, Planning Coordinator

ABSENT: Bill Faulkner

I. CALL TO ORDER

Chairman Emerick began the meeting at 7:00 PM by introducing the Board members and leading the Pledge of Allegiance to the flag.

II. CONTINUED PUBLIC HEARINGS

**07-083 Olde Hampton Village Continued from 10/03/07, 11/21/07, 12/05/07,
12/19/07 & 01/02/08**

340 Lafayette Road
Site Plan Review
Parking Lot Expansion and Drainage Rehab.
Pegasus Management Corp.
Map 175 Lot 8
Owner of Record: Narcissus Real Estate, LLC

Applicant has requested a continuance to February 06, 2008 to fully address Ambit's review comments.

BOARD

Mr. Higgins brought up the issue that this application has had five continuances. He feels that the Board should continue the application for at least a month to allow them to address the outstanding issues and to make sure they are ready and not wasting our agenda.

MOVED by Mr. Higgins to continue to March 05, 2008.

SECOND by Mr. Viviano

VOTE: 6-0-0 **MOTION PASSED**

07-093 Andrew Guthrie Continued from 11/07/07 & 12/19/07

30, 34 & 36 River Avenue
Site Plan Review to construct a new two-family duplex to replace two units that were destroyed.
Waiver Request: Section V. E. 1, 2, 4, 8 and 15; Section VII B. 1.
Map 296 Lot 157
Owner of Record: Nana Beach Realty Trust

Applicant has requested a continuance to February 06, 2008.

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MOVED by Mr. Higgins to continue to February 06, 2008.

SECOND by Mr. McMahon

VOTE: 6-0-0 **MOTION PASSED**

07-097 Ezra Real Estate LLC Continued from 12/05/07

165 Island Path

Map 280 Lot 22-2 & Map 281 Lot 43

Special Permit to Impact Wetlands to construct a duplex on the property.

Owner of Record: John & Ann Hangen

07-098 Ezra Real Estate LLC Continued from 12/05/07

165 Island Path

Map 280 Lot 22-2 & Map 281 Lot 43

Subdivision to create two residential lots with construction of a duplex on one lot.

Waiver request Section VII, C. Storm Drainage

Owner of Record: John & Ann Hangen

Applicant has requested a continuance to February 20, 2008.

MOVED by Mr. Workman to continue both applications to February 20, 2008.

SECOND by Mr. Viviano

VOTE: 6-0-0 **MOTION PASSED**

07-064 Bernard Christopher Continued from 06/06/07, 10/03/07, 11/07/07, & 12/19/07

9-Lot Subdivision

87 Barbour Road (Sherburne Place)

Map 91 Lot 4 and Map 92 Lot 5

Owner of Record: Arthur Brown

APPLICANT

Arthur Brown, owner of the property and Henry Boyd, LLS Millenium Engineering, represented the applicant Bernard Christopher.

Mr. Boyd discussed the history of the project and outlined the changes they have made to the subdivision plan to make it a “greener” subdivision for the Town.

Mr. Boyd described the dynamics of the land and how the drainage flows. Mr. Boyd explained that instead of one very deep retention pond they have designed it to distribute the water into six different places. He explained that the water flows from the front to the back of the site. He noted that the design of the road shows that the road will be at the highest point of the site, where before the area was the shallowest. The former detention pond was at a depth of 7-feet and now the proposed pond are designed to be at 2-feet. The detention basins are practically indistinguishable from the surrounding areas.

Mr. Boyd stated that although rain gardens were asked for, they are not proposing any, as the sandy soils of the site do not lend themselves to that technology.

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He noted that the plan now shows the following:

1. The reduction of the road pavement within the right away;
2. Creation of spillways and the spillways will distribute the drainage from the roadway to the six (6) different distinct drainage areas;
3. The remaining area outside of the pavement (within the right away) will be for the placement of snow;
4. No catch basins;
5. Reduction of the depths of the detention ponds; that the ponds will be shallow and the property owners can maintain them;
6. There will be natural breaks in the curbing, which will direct the drainage to five (5) detention structures and the one (1) infiltration area;
7. Maintenance of the drainage basins will be the responsibility of the property owners, and will allow the Town of Hampton to access them and to maintain them if necessary;
8. Defined building boxes, where home owners can build and will know explicitly that they can not build outside those boxes, i.e. permitted construction envelope;
9. Grading and drainage easements outside those envelopes that would prevent the flow of water;

Mr. Boyd discussed the issue of deed restrictions on the lots, where the homeowners would have a construction envelope in which they could build and the area outside of the envelope would be a “no build” area. The homeowners would not be allowed to build, regrade, place fences or any item that would impede the flow of the drainage from the roadway and this language would be put into their deeds.

PUBLIC

No Comment.

BOARD

Board members questioned Mr. Boyd on the following issues:

1. Building outside of a construction envelope;
2. Fencing issues and how to address that issue with in the ;
3. Utilities;
4. Deed restrictions and easements;
5. Acceptance of the proposed street name;
6. Landscaping of the cul-de sac will be designed with the intent of low maintenance, and designation whose responsibility it is for maintenance;
7. Specific landscaping plan;
8. Clear-cutting of the site; and
9. Alteration of Terrain permit.

Mr. Higgins made mention that Note #4 of Ambit’s review letter should be corrected to include the word “not” before the word allowed.

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Mr. Boyd explained that trees will be marked to ensure they are not removed and additional trees currently on site will be relocated throughout the subdivision, before the clear cutting of the site.

Mr. Boyd stated that plantings would be placed along the boundaries of the five-stormwater detention sites and the one infiltration site; the intent would be to ensure the areas are identified as no cut, no build, no placement of fencing and or to fill in these areas. In addition, the easements would allow the Town access to the stormwater detention areas for maintenance, if necessary. Mr. Boyd suggested that he and the Town Planner meet to discuss and to come up with a plan to deal with this issue, and a new sheet will be created for this purpose exclusively.

Mr. Steffen discussed his recommendations. Drainage report has not been reviewed by Ambit, but Mr. Boyd has addressed the other issues of Ambit's review. Mr. Steffen provided additional conditions for approval, if the Board were inclined to vote on this subdivision this evening.

Mr. Emerick remarked that "as-built" should be required and Mr. Boyd agreed.

Mr. Higgins asked if an alteration of terrain permit had been applied for. Mr. Boyd stated that they have applied for the Alteration of Terrain permit.

MOVED by Mr. Viviano to approve the 9-lot subdivision with conditions and stipulations as outlined in the following documents: the Planners Memo; Ambit Engineering's review letter dated January 16, 2008 with a revision date of January 22, 2008; the creation of an additional sheet that will detail the storm water easements, construction envelope, in written and diagram (plan) form; the Department of Public Work's wording on the subdivision plan that states "Green Test Project from Hampton Planning Board waivers granted from road construction standards, not precedent setting for any future subdivisions."; the creation of a specific plant listing; the voluntary lot merger of the following lots: Map 91 Lot 4 and Map 92 Lot 5.

SECOND by Mr. McMahon

VOTE: 6-0-0 **MOTION PASSED**

III. CONSIDERATION OF MINUTES of January 02, 2008

Page 1 – Insert the following discussion under **Section III – Continued Public Hearings** for the **Application: 07-083 340 Lafayette Road**

Mr. Higgins discussed the issue of continuing projects to the next meeting date (2-weeks away) when it becomes apparent that the applicants are not ready to come before the Board to present updated material. He noted that this particular application is an example, because of the four previous requests for continuation. He stated it is apparent that the two-week continuances are not enough time for some applicants to resolve the issues and be prepared to appear before the board. He feels that the Board should consider continuing applications further into the Board's calendar, such as a month. Mr. Higgins also remarked that the repetitive requests for two-week continuances clog up the agenda, and they do not allow other applications to be heard, as the agendas appear as full.

MOVED by Mr. McMahon to approve the minutes of 01-02-08 as amended.

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SECOND by Mr. Lessard

VOTE: 6-0-0 **MOTION PASSED**

IV. OTHER BUSINESS

The Town of Hampton Board of Selectmen's request for the Planning Board's recommendation per RSA 41-14-a on the following matter:

RE: "Proposal of existing drainage easement and 20' wide access easement in favor of Map 76, Lot 15 owned by the Town of Hampton, to be quitclaimed (relinquished) by the Town of Hampton Selectmen to Pondside, LLC c/o Malcolm E. Smith III."

MOVED by Mr. McMahon to recommend relinquishment of the easement.

SECOND by Mr. Lessard

VOTE: 5-1-0 **MOTION PASSED** Mr. Workman abstained.

V. ADJOURNMENT

MOVED by Mr. Lessard to adjourn.

SECOND by Mr. Workman

VOTE: 6-0-0

Meeting adjourned at 7:50PM

Respectfully Submitted,

Kristina G. Ostman
Planning Coordinator